Karen Johnson Davidson County
Batch# 1114404 DEEDWARR
03/22/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240322-0020261

WARRANTY DEED

File No. BC-24-312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronika Wilhelm	NEW OWNER	
(NAME)	(NAME)	091-03-0B-011.00-CO
1643 54th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **54NASH, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ERRONEOUSLY DEEDED TO 54 NASH, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERONIKA MADISON WILHELM, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 11 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 54 Nash, LLC by Warranty Deed from Jessica Brinkley, a single woman of record in Instrument No. 20210729-0102328 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 29, 2021.

This is property more commonly known as 1643 54th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein

set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 22nd day of March, 2024.

54nash, LLC, a Kentucky Limited Liability Company

By: _____
Margaret F. Atalla
Authorized Representative

STATE OF KENTUCKY
COUNTY OF WARREN

Before me, Shannon Maria Sanders of the state and county mentioned, personally appeared Margaret F. Atalla, Authorized Representative of 54nash, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of 54nash, LLC, the within named bargainor, a Limited Liability Company, and that such Margaret F. Atalla, Authorized Representative of 54nash, LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal this 22nd day of March, 2024.

Shannon Maria Sanders
Notary Signature

Printed Name: Shannon Maria Sanders

My commission expires: 02/25/2026

Shannon Maria Sanders
Notary Public, ID KYNP45727
State at Large, Kentucky
My Commission Expires on Feb. 25, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/22/24.

Date

Affiant Signature

3/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025